

(a) THREE RIVERS COMMUNITY VISIONING PROCESS FROM 2001

ATTACHMENT 1
THREE RIVERS COMMUNITY WORKSHOPS
COMMUNITY VISIONING JUNE 14, 2001 AND
JUNE 17, 2002

THREE RIVERS COMMUNITY WORKSHOP
JUNE 14, 2001
COMMUNITY VISIONING
PUBLIC COMMENTS FROM RESIDENTS

Major Themes

The River is the heart of the community

Control growth

Improve communication (Establish better notification standards)

Establish and enforce stronger development standards

Balance rural character with higher design standards

Natural Environment

- Preserve the floodways along the Kaweah River.
- Rivers are the heart of Three Rivers. The River is the heart of the community, and the most important
- Community asset.
- Implement an abatement program to eradicate Arundo in the middle of Fork Drive. (2)
- The riparian areas are key assets to the community.
- Preserve the floodways; it is critical to community. It provides for human, animal and plant life. Many of the naturally occurring species represented in this area are rare and endangered. (3)
- Set back river development to maintain water quality.
- Ensure all buildings and other development is set 25 feet away from floodplain.
- Standardize all floodways.
- The natural environment is very important.
- Encourage residents near parts of the river to clean and remove excessive growth from along the banks.
- This river is the heart of Three Rivers. We need precise standards to guard against development in the 100-year flood zone.
- The floodway is as important as the slopes and the ridgelines. The floodway runs right through the middle of town.
- Prohibit constructions of houses on floodplain and any site that has sandy soil or rounded boulders.
- Provide a more realistic map of the floodplain.
- Keep beach lines well away from the floodplain. It poisons the wildlife, plants and residents with river wells.
- Install a greenway along the river.
- The Sierra Los Tulare Land Trust is mid-way through a one-year, Packard-funded conservation planning efforts that has a special focus on the Kaweah Riparian corridors above the dam. As a result of this planning process the SLTLT will be working with local landowners to protect the biological quality of the corridors.
- Control weeds along the floodway.
- Control non-native plants and trees.
- Keep floodways clear and keep water in town.
- Provide for unimpeded river courses.
- Keep structures and other developments out of flood zone.
- Provide a riparian zone/wildlife corridor.
- Remove and control invasive alien plants in river corridors.
- Stop development on flood plain.

- Require an expensive permit for those who build on the floodplain. The revenue generated from these permits will go toward cleaning and restorations costs of property damaged during a flood.
- Provide repeated bailouts of affected properties.
- Keep septic tanks away from flood the zone.
- Protect rivers from water withdrawals.
- Flooding is important to the health and life cycles of riparian vegetation. I strongly support preservation of floodways and minimizing development in the floodplain. Appropriate development in the floodplain might be a community park with few structures and native vegetation.
- Control non-native vegetation along riparian areas.
- Include enforcement measures.
- Provide incentives to preserve floodplain by buying and placing conservation easements, and/or other protection methods to cease or slow development in flood plain.
- Prohibit the changing of water course/direction to suit property owners desire to increase or decrease water flow past their property
- Yes (Preserve the floodway along the Kaweah River) (7)
- Eradicate/control non-native species in the river
- Establish financial penalties for building in the floodplain
- Update the County floodplain map
- Store water in the dam for recreational use for residents
- The federal government is responsible for illegal dumping in the floodplain
- Preserve alders, sycamores and cottonwoods
- Prohibit clear cutting
- Is it possible to prohibit cutting oak or sycamores?
- This is difficult to enforce
- Obtain biologist's input on the blue oaks
- Identify biological resources in the community, and maintain the data in a planning document
- Is it permitted to build below the ridgelines?
- An issue in the community is building roads on steep slopes
- Highway 198 is eligible for a County designated scenic highway
- The Holiday Inn is built in the wetlands
- Regulate food disposal (to ensure that bears don't have access)

Protect and Preserve Oak Woodlands

- Implement a program to educate surrounding residents about the Blue Oak Woodlands (as stated in the presentation they suffer from poor regeneration). Encourage community to get involved in the preservation of these woodlands.
- Woodlands are essential and beautiful because they provide shade, food and cleaner air.
- Consider replacement standard as a viable option. (2)
- Recognize that the oaks, river, and wildlife are the some of the reasons residents live in Three Rivers.
- This is a good idea but ensure that there is flexibility to create a viable residential building site.
- Encourage saving oaks.
- Sycamore and cottonwoods also need to be preserved. (5)
- We shouldn't have to give up our property to animals that have moved into the overgrowth of the woodlands.

- Property owners should still have the right to cut down trees on their own land. (2)
- Fine property owners and biological reserves on South Fork Drive who allow their animals to do damage to plants and trees.
- High priority for CADFG and for the SLTLT. The SLTLT will be writing a Kaweah-Tulare Conceptual Area Plan by December 2001 that will guide Wildlife Conservation Board funding priorities.
- Protect wildlife.
- Protect and help support and inform new research on Three Rivers.
- Keep new development out of oak woodlands.
- Identify and protect key ecological hotspots.
- Restrict cutting of oaks. (3)
- Oak woodlands have been heavily impacted by development and grazing throughout the state. The oak woodlands are some of the most aesthetically pleasing and ecologically important components of Three Rivers. A number of species depend on these oak woodlands. Any development must minimize its impact on these woodlands.
- Do not clear oak woodlands.
- Eradicate non-native plant species that threaten existing native plants.
- Protect mature trees and saplings of slow growth species.
- Natural flora and fauna are more important than the quality of life for humans living there.
- Yes (Protect and Preserve oak woodlands) (9)

Preserve Visual Resources, Including Viewsheds and Ridgelines.

- Do not build on ridgelines. (9)
- Prohibit development on viewsheds.
- Cut as few trees as possible.
- Community would prefer to see views of nature than houses.
- Keep a close eye on this project.
- Prohibit building on slopes. (5)
- Encourage use of land trusts.
- Be careful not to become over-zealous
- Designate 198 a scenic highway. (3)
- Concerned about the effect buildings will have on viewsheds.
- Fire protection is impossible in some areas of Three Rivers; people have to live with that risk.
- SLTLT mission is to protect the natural, scenic, agricultural and historic lands of the Southern Sierra foothills and Tulare Valley through stewardship, restorations and education. The SLTLT is working to help make Highway 198 a designated scenic highway. CA Cal already lists it as eligible for this designation.
- Design roadway to minimize viewshed alternation and environmental damage.
- Keep buildings small and low in scale within community so as not to impede views.
- Preserve Three Rivers outstanding views.
- Cap building heights. (2)
- Maintain native vegetation as part of the viewshed in developed areas.
- Create mini sites within the viewsheds that are protected to help us see what we are losing.
- Ensure that there is no new development just below ridgelines.
- Slope standards should preclude notching and modifying slope to allow building or other methods of modification and circumvent the original intent of the standards.
- Marin County did a great job of protecting ridgelines.
- Ensure that any development on ridgelines or slopes is not intrusive.

- Roads cut on a steep slope with proper culverts and drainage swales cause erosion and loss of topsoil and plants. These roads are also ugly.
- Yes (Preserve visual resources, including viewsheds and ridgelines.) (4)

Preserve Historical, Cultural and Archaeological Resources Including the Kaweah Post Office, Historical Bridges, and Cultural Native American Resources.

- Establish architectural standards.
- These are our heritage, touchstones of our past; learning opportunities, aesthetically pleasing, and they provide continuity and character.
- Kaweah residents deal with things quickly because they don't become bogged down in committees. They simply raise funds and do the work. This is the way they have handled renovating the post office, maintaining of the unique town signs, and patrolling North Fork to reduce gang activity, trash, alcoholic beverages, and drug users.
- The above list of resources does not represent or define all of the towns historical and cultural resources.
- Restore the Pumpkin Hollow Bridge.
- Development should not damage historic resources.
- Add gardens, playgrounds, and restrooms.
- Three Rivers has already lost too many historical resources such as the colonial graveyard at Chilcott Ranch.
- Develop a method to educate new comers about the importance of these historical elements to the community.
- No Caucasian has lived in Three Rivers to have his structures considers historical.
- Prioritize the preservation of Native American structures.
- Yes (Preserve historical, cultural and archaeological resources including the Kaweah post office, historical bridges, and cultural Native American Resources) (9)

Land Use and Community Character

- Establish an Urban Area Boundary (UAB) that is contiguous with the existing Planning Area Boundary.
- Clarify what a UAB means for Three Rivers.
- Do not restrict homes and businesses.
- Extend the CSD boundary to include area within UAB to have control over all septic.
- Do not extend the UAB beyond the planning area, and consider a smaller UAB.
- Relocate businesses along 198 and replace with open space.
- Yes (Establish an Urban Area Boundary (UAB) that is contiguous with the existing Planning Area Boundary). (2)
- Kaweah residents have worked with County officials and raise funds to get the things done.
- Do not establish an Urban Area Boundary.
- Define urban
- Cluster commercial development, so there isn't strip commercial
- Require on-site waste management for larger parcels
- Is zoning going to change land use designations?
- Why is light industrial adjacent to residential in the community plan?
- Is a winery classified as an industrial use?
- The Town Center extends along Highway 198
- The community may face a tradeoff between a scenic corridor or commercial uses
- Are there currently development pressures in Three Rivers?

- Clarify the change in the census definition (Three Rivers as a Census Designated Place)
- Is Three Rivers a growing community?
- The true population of the community is higher than the census figures

Create a Town Center With a Concentration of Commercial, Retail and Social Uses to Help Strengthen Three Rivers as a Livable Community.

- Build a community center that will include youth activities and a large supervised swimming pool. (2)
- Community needs a park that has public restrooms and picnic tables.
- Ensure that Town Center plans include trees and walkways.
- It would be nice if people could get out their cars while running errands to socialize.
- Do not limit the development of businesses outside the proposed Town Center Area.
- Town Center needs to be near the river, because the river is the center of town.
- Develop in Village Town Area. (2)
- Three Rivers already has two rapidly growing 'Town Centers'. One is in the Village Market Area and the other is on North Fork Drive.
- Why honor one Town Center over the other? Develop two areas as commercial centers.
- Create a central business strip; we don't have one currently.
- Develop one Town Center, not two. (2)
- The Village Market Area needs a heart.
- Retain some public open space with a few buildings that will define the area.
- Three Rivers has very little local businesses, but locals don't really support local businesses.
- Don't replicate Oakhurst.
- Three Rivers does not need more commercial development. (5)
- Perhaps existing businesses need to relocate in order to improve river access and views of the river.
- The Town Center should be small in scale and replace the some the existing business that are currently in inappropriate locations.
- Establish height standards less than 50 feet and include standards for natural paint colors and varied elevation aspects.
- The goal of this strategy should be to reduce the concentration of retail establishments in constrained areas with minimal parking and congested traffic along 198 from North Fork to the School.
- Yes (Create a Town Center with a concentration of commercial, retail and social uses to help strengthen Three Rivers as a livable community.) (6)
- No.

Ensure adequate land use supplies for residential, commercial, industrial and public uses to accommodate future growth and ensure the community's economic viability.

- Diversify land uses in the community.
- Prohibit building on floodplain or on steep slopes that may compromise the integrity of the natural environment.
- Preserve wildlife and pedestrian/bicycle amenities.
- This is not economically viable. This area is mostly residential and doesn't have a good tax base.
- Only allow residential development in South Fork Drive. Many residents move to Three Rivers to get away from people.

- Set a standard for new commercial development.
- No art deco or key sheds.
- Residential development should include cluster housing to eliminate over dependence on private autos.
- Preserve open space and farmland.
- The Still's vision is to live in a community where a natural richness complements agricultural richness, creating economic well being and retaining significant vestiges of our natural past.
- Discourage national chains and restrict drive-thru(s).
- This community's economy is based on tourism, retirement dollars, NPS employment, and bedroom commuters not from industrial and other commercial activities.
- If the census 2000 shows 2248, which is fewer than the 1990 census, what's the basis for planning for growth over the next 20 years? Clarify the census figures.

Limit growth.

- Seek entertainment assets.
- Industrial development will create undesired air pollution. (2)
- No (2)

Ensure compatibility between land use types and intensities.

- Preserve existing ranchlands.
- Ensure that the look and feel of the community is rural.
- Minimize light pollution.
- Limit growth to larger parcels with strict adherence to perk tests, leach field sighting, and building permit inspections to maintain water quality.
- Do not mix zones.
- Be careful of types of labels a vineyard is hardly light industrial.
- No
- Consider access and geographic constraints.
- Set a 5-acre minimum lot size.
- The Tulare County Planning and Development Department routinely waives zoning, fire protection, leach field regulation when people apply for building permits.
- Set consistent acreage limits or regulations throughout Three Rivers.
- Yes (Ensure compatibility between land use types and intensities) (8)

Encourage a diversity of housing options for all Three Rivers residents, including affordable housing for families, seniors, and National Park Service employees.

- Provide affordable housing for singles.
- Encourage walking and riding bikes.
- If this means more multi-family zoning then make sure that there are strong design guidelines in place.
- Ensure that growth does not result in overcrowding.
- Do not compromise the natural environment.
- Balance housing options with an equal amount of options to preserve open space.
- Consider implementing a minimum lot size or a maximum density to guard against over crowding.
- Consider impact on septic systems.

- High-density housing usually has negative impacts.
- Land use issues must obtain Tulare County is full cooperation. These issues must be communicated to the entire effected community especially when project and residential permits are involved.
- Implement design standards to ensure the best use of available land.
- Allow for unique and diverse architecture.
- Do not over-regulate land uses.
- Prioritize the development of a Senior Center.
- Yes (Encourage a diversity of housing options for all Three Rivers residents, including affordable housing for families, seniors, and National Park Service employees). (7)
- No

Development Standards.

- Ensure that future development is compatible with existing development and the natural environment.
- Is a zero-growth plan a possibility?
- Consider an option employed by some San Diego communities where new home can only be built on existing sites. Currently, new homes are built on vacant lots while other deserted houses remain on sale for years.
- Be careful of height limits.
- Ensure development is better than existing development.
- Remove CZ zone from all of Three Rivers.
- Review existing zones.
- Cluster commercial development in one area around Town Center 198.
- Restrictions should not infringe on my personal rights.
- Update flood map.
- Prohibit development that replicates the Holiday Inn. (2)
- Increase notification from County regarding new development.
- Ensure that future development is compatible with the natural environment and the rural, historical/cultural heritage at Three Rivers.
- Create guidelines so that we can keep rural gateway ambience of Three Rivers.
- Include commercial community to employ our resident and provide for their needs.
- This is critical to preserving the character of the community, which residents moved to Three Rivers to enjoy.
- Set standards for height, color, and design.
- Ensure that standards that are set will be permanent and enforced by the County. (2)
- Require the County to notify residents about any new developments.
- Keep buildings and development out inappropriate places like the riverbeds, wetlands, and natural drainages.
- If architectural standards are not implemented soon it will be too late.
- Ensure large site development does not have a negative impact on septic system.
- Is it possible to have a scenic corridor and development standards?
- There is a scenic corridor in place today
- Maintain a scenic corridor in the future
- How was the Holiday Inn permitted, based on current standards?
- There are not enough standards in the existing plan
- Establish more specific standards

- Can we regulate national chains?
- It isn't legal to regulate chains, but can regulate square footage of a use
- Regulate signage for chains
- Restrict lighting at the golf course
- Restrict times of lighting and amount of lighting
- Do not restrict residential development

Establish rural compatibility standards including:

- Lighting standards and guidelines.
- Encourage motion sensors to deter residents from using intrusive security lights. (5)
- Ensure lights are pointed down, and turned off when not in use. (6)
- Create and enforce a dark sky ordinance. (3)
- Reduce light pollution. (5)
- Prohibit bug lights.
- Prohibit or restrict use of business lights at night. (5)
- Prohibit the use of 24-hour security lights. (3)
- Yes (Establish lighting standards and guidelines) (6)

Standards for signage.

- Keep signage small and inconspicuous. (7)
- Use natural materials to make signs.
- Prohibit use of neon or blinking signs. (6)
- Ensure sign lights are only on at night.
- No signs!
- No off-site signs.
- Scenic corridor would require stricter control. (2)
- Signs in town are too high, too large, and too ugly.
- No plastic banners.
- Lighted signs should be turned off when the business is closed.
- Regulate size and materials.
- Ensure surrounding residents approve signs.
- Yes. (Establish standards for signage) (8)

Noise restrictions.

- I would like to be able to hear the river, the birds, the breeze, as opposed to dogs and radios.
- I'm fine with birds singing and cows mooing.
- Prohibit gas powered leaf blowers.
- The Lion's Club is concerned that new restrictions may prohibit various social events that the club holds because they have recently had some complaints from neighbors. The Club has been holding these events for the past 50 years or so and only in last ten years have they received complaints. The events happen less than 20 days of the year.
- Restrict noise caused by off-road vehicles driving on slopes (for recreational purposes) adjacent to residential areas.

- Restrict loud music coming from vehicles and homes.
- Prohibit excess noise after 10PM.
- Prohibit construction before 7AM and after 7PM.

Vegetation standards.

- Retain native vegetation (5)
- Minimize disturbance of existing vegetation.
- Prohibit invasive non-native species of plants. (5)
- Minimize irrigation and use drip irrigation instead of sprinklers.
- Ensure that plants require low amounts of water. (2)
- No more palm trees.
- Have homeowners keep their part of the river clear.
- Yes (Establish vegetation standards) (6)
- No (2)

Setback standards for residential development.

- This is a touchy and explosive subject to address.
- Vary setbacks so as not to have all the houses in rows.
- Encourage low-density development.
- Ensure that existing resources are not impacted.
- Setback is less important than overall site plan.
- Screen buildings with appropriate vegetation.
- Limit acreage.
- Front setbacks to 1/3 of lot.
- Set for both front and side.
- Yes (Establish setback standards for residential development) (9)

Streetscape guidelines for roadways, paths and sidewalks.

- Inconspicuous
- Natural plantings
- One of Three Rivers' most scenic corridors was destroyed the last bike path put in.
- Remove the ugly wire mess on 198.
- No more curbs and gutters.
- This is less of a priority.
- This needs immediate attention.
- Install walkways for commercial areas.
- Plant more trees along walkways and on side of roads.
- Yes (Establish streetscape guidelines for roadways, paths and sidewalks) (8)

Standards for fences

- Ensure that fences are unobtrusive and use natural materials when possible.
- Do not block wildlife movement (2)
- Not necessary in a rural area.
- No (3)
- Encourage diversity.

- This restriction is not necessary--it's too intrusive. (2)
- Prohibit chain-linked fences. (2)
- Prohibit cinder block fences.
- Keep out fences.
- This is a difficult thing to restrict due the variety reasons a person may have for building a fence (decorative, restricting animals, privacy, etc).
- Keep fences low.
- Include standards for other types of closures especially those for commercial places.
- Ensure that fences are aesthetically pleasing and blend in with character of the neighborhood.
- Ensure fences are tall enough to keep animals in and trespassers out.
- Yes (4) (Establish standards for fences)

Apply Rural Compatibility Standards through the site plan review process.

- Ensure that this is enforceable. (2)
- Limit to larger parcels due to water and sewer limitations.
- Enforce stricter standards for on-site waste management.
- Create more prescriptive and precise standards for new development to prevent 3-4 Story structures.
- Encourage diversity in the community, so that Three Rivers does end looking like Santa Barbara.
- Concerned about for safe water and control of septic system.
- Visual and aesthetic design guidelines should be determined through community consensus at another a future town meeting.
- Clarify the concept of rural compatibility standards.
- Landowners in the immediate surrounding area should be notified and have an opportunity to view site plans. (2)
- Tulare County should be more conservative with building permit applications.
- Yes (Apply rural compatibility standards through the site plan process) (6)

Transportation and Public Safety.

- Develop a Traffic Circulation Plan with management strategies and improvements to increase safety and community access.
- Install flashing yellow lights near schools, currently through traffic does not slow down to a safe speed.
- Complete bike lane to Park.
- Keep the gravel/dirt road on South Fork and North Fork Drive
- Install more bike lanes. (2)
- Be careful not to damage scenic corridor.
- Do not place heavy restrictions on businesses.
- We already have a bikeway!
- Include plans for improvements to pedestrian and bicycle amenities. (7)
- Install left turn lanes near large developments. (2)
- There aren't many things needed regarding traffic.
- Develop more public transportation options.
- Install traffic calming devices that will make the traffic slow down. (2)

- Improve access to Cherokee Oaks because current access is unsafe and also a dangerous fire hazard. (4)
- Do not increase access to community.
- Implement free bicycle system.
- Encourage ride-sharing to/from Visalia.
- Require businesses to contribute funds to improve traffic conditions because their businesses contribute to the increase of traffic.
- Develop public transportation to valley and parks.
- Strengthen CHP enforcement of the speed limits.
- Additional walls and guardrails are unnecessary.
- Current roads are not adequate for more growth.
- Improve pedestrian access currently most roads in Three Rivers are not pedestrian-friendly (this is unsafe for walkers). (2)
- Horse Creek Bridge is unsafe.
- Follow-through with Cal-Trans plans for a scenic corridor.
- North Fork Road at Ann Lang's is unsafe. (2)
- Increase number of turnouts for Trailers/RVs.
- Lower speed limit in town to 30 miles/hour.
- Post speed limit more frequently along South Fork Drive.
- Establish a scenic corridor.
- Set standard for business and commercial signs allowed along Highway 198.
- Yes (Develop a Traffic Circulation Plan with management strategies and improvements to increase safety and community access) (5)
- North Fork and South Fork roads present a challenge we don't want to widen the roads, but need to ensure access
- Require left and right turn lanes as development conditions
- Improve address matching
- Are there restrictions regarding fire department access?
- More traffic enforcement is needed
- Access for emergency vehicles conflicts with environmental protection
- Establish Highway 198 is a double fine area for speeding

Questions

- Why is shoreline pointed out?
- Will the walkway be along the highway or river?

Ensure adequate access for emergency and safety vehicles consistent with SRA standards.

- Cherokee Park is a prime example of a congested area with only one exit. A blockage there will capture many.
- Retain rural aspects of community, such as rural roads.
- Keep our fire station open.
- Three Rivers needs a local fire station that will be operated year round. (3)
- Do not compromise the natural environment to improve safety access. Do the minimum bring us up to standards.
- Conflicts with visual standards.

- Review width standards for emergency access into new developments. Incorporate current thinking as evidenced by less width.
- What difference does it make if the County closes the fire station?
- Improve ambulance service.
- Yes (Ensure adequate access for emergency and safety vehicles consistent with SRA standards.) (4)

Additional Comments and Suggestions

- We should look at opportunities for preserving our rural wooded, riparian areas a mitigation bank for neglected lands in the County.
- Install more walkways. (2)
- Preserve wildlife habitats and wildlife corridors. (2)
- Keep things small, quiet, and simple.
- Ensure improvements blend in with the character of the neighborhood.
- Make privacy a priority.
- Ensure sustainable development.
- We do not have to grow much more.
- Save trees and river.
- Need a more precise, prescriptive plan than the current one.
- The plan should not be too restrictive that it may become more exclusive than effective.
- Residential development in most southern part of the site is unrealistic.
- Don't turn Three Rivers into another Truckee or Auburn!
- Protect bears from trash receptacles.
- Improve access to Emergency Medical Care; currently it takes an hour to get to Kaweah Delta Emergency Room.
- Improve fire protection. CAP must maintain adequate staff here during peak fire danger periods.
- Develop standards for trash disposal to guard against Black Bear attacks. (2)
- Provide information on fireproofing homes and buildings.
- There was a lack of communication between Visalia Planning/Support Board and residents in Three Rivers regarding new buildings like the Holiday Express.
- Consider creating car-free, pedestrian-friendly areas that have shade trees and safe walkways for children and elderly.
- Prioritize neatness, safety, and healthy environmental sustainability in plans and guidelines.
- Focus new development in the foothills and avoid covering farmlands in the valley.
- Increase outreach efforts, the turnout for this public meeting was not representative of the community.
- Leave water in lake, it takes some of pressure off the rivers.
- Residents should receive plans in form of a publication for a closer review.
- The Holiday Inn Express is built on the floodplain with an inadequate sewage system. It is too tall and leaves its lights on all night. It does not blend in with the character of the community.
- The County must enforce present regulations.

Questions.

- How can we allow Three Rivers to grow when we do not have adequate water resources for existing residents?

- What are our funding sources?
- Why does the County allow people to live in travel trailers?

THREE RIVERS COMMUNITY WORKSHOP 6-17-02
COMMUNITY VISIONING
PUBLIC COMMENTS FROM RESIDENTS

1. Land Use Community Character

Goal 1: Compatible Development

Objective 1.1 Compatible and consistent development

- Site Plan Reviews: maybe somewhat restrictive for current homeowners.
- Light industrial; why not expand to community commercial.
- An overlay is not a good idea.
- Boundaries are fine; we cannot control the entire world.
- Independence is one of the reasons we live in an area of this nature.
- Public notice in local community paper.
- Put public notice in Three Rivers Newspapers for development project. Notify all adjacent neighbors and those within a mile, we live very spread out, for example we drive 6 miles to get to the post office.
- Site Plan Review for Community standards should be implemented. If possible design standards might be suitable for future implementation.
- How do you do this? Vineyard on a hillside changes the flow of water down the hillside. Each house up the hillside changes the drainage flow. All development has negative effects on the existing development. How would you prevent a Shoshone? Built environment abandoned. Negative effect on the community.
- Please have plan require every county notification to be in the Three Rivers Newspaper, not just once in a while. This has in the past and still is now a pressure on owners of the Newspapers because so much of their advertiser revenue is from realty companies.

Objective 1.2: Rural Gateway Character

- Signage character should be implemented as soon as possible; it is not too late.
- Yes!

Objective 1.3: Rural Development Standards

- Prohibit use of invasive species.

Objective 1.4: Quality Office Commercial, and light Industrial development

- Our only light Industrial land in Three Rivers is occupied by a Winery. More land should be designated as such. We do not have land zoned for contractor's yards etc. We have many more conforming uses such as the Red Barn, which although is compatible with the community is not conforming to zoning. Zoning descriptions have not kept up with changes in manufacturing or even storage in the current world.
- The only light industrial development presently zoned is a vineyard. The topography is such that does not lend itself to this type of development. Will there be accommodation for it? Or

is it intentional? How about M1 zoning in the community? Commercial area? What are the time frames for the completion of this plan?

- We need to designate more areas as potential light industrial sites.

Objective 1.5: Urban Area Boundary

- Too large an area

Objective 1.6: Town Center

- Include senior living condos and apartments in this town center. This is the only area for seniors. We are losing many seniors our community due to lack of adequate housing for this life period, i.e. low maintenance, smaller floor plans, availability of public amenities.

Goal 2: Appropriate Densities

Objective 2.2: Utilization of existing public facilities

- What is the physical holding capacity of a parcel?

Goal 3: Economic Vitality

Goal 4: Diverse Housing Options

Objective 4.1: Housing Mix

- Drop National Park Service from Goal. Why single out that resident group?

Objective 4.2: Mobile Homes

- Be very cautious with mobile home parks.

Goal 5: Environmental protection and conservation

Objective 5.1: Protection of the Natural Environment

- Most important.
- Soil disturbance (e.g. grading activities) should be specifically included here.
- Surface water diversions should be addressed.

Objective 5.2 Kaweah River

- Too much water is being extracted by greedy landowners. I prefer protecting the 500-year-old flood plain; protect sycamores, willows and alders along rivers.
- Size of proposed ponds should be limited in volume. There is a recreational pond (small lake) being built, seven to eight miles up south, that clearly will adversely impact on the on the river in the summer months. It is patently inconsistent with our day environment.
- This must include riparian vegetation, which is important for biological (e.g. Habitat) and physical (e.g. stream channel roughness/ flow character) reasons. Ideally, the cumulative effects of developments should be addressed and mitigated.
- We must not get overly intrusive into private property rights.

Objective 5.3 Oak Woodlands

- The provisions for Oak woodland should also extend to other native, intact vegetation types.

- Yes, builders should not disturb land around oaks by extensive and unnecessary grading. Don't remove oaks and plant palm trees to attract tourists. It is an affront to the environment.
- Protect more than oaks

Objective 5.4: Native vegetation and habitat

- How about objective for sycamore forest preservation, not just oak woodland? Might be buried in riparian area/ Kaweah River Objective.

Objective 5.5: Visual Resources

- Especially ridgeline development, see Boulder Colorado for example. Poor soil grading has far greater impacts than just visual.
- Yes, I don't want to see trophy homes on ridges instead of live Oaks and Blue Oaks.

Goal 6: High quality Public Facilities and Services

Objective 6.2: Open Space and Recreational Facilities

- Public access restrooms
- Community recreation facilities are important and should include access to surrounding natural environments that people value.

Objective 6.3: Provision of Water and Sewer

- This is the primary limiting factor to all Three River's growth. The Federal/ State and County are broke. Three Rivers is rock, river and hills. Therefore, community water and sewer is financially prohibitive. Large parcels and low densities are a must.

Goal 7: Safe and Accessible Transportation and Circulation

Objective 7.1 Transportation and Circulation System

- Left hand turn lane for turning into North Fork Drive when heading upriver on Highway 198.

Objective 7.2 Access to transportation corridors

- Address pedestrian traffic in vicinity of existing town center, not just the school (policy 7.1.5).

Objective 8.1 Adequate emergency access

- All roads should require permits from the county to ensure as little erosion as possible and accessibility for emergency vehicles to comply with state response area standards.
- Be heard!
- Policy # 3.1.3 is most important, we must ensure that Tulare County maintains a fire station in Three Rivers.
- Addressing issues used to be considered by the county. If not for present numbering, for future addressing in developments.

General Comments

Land Use

- Emphasize wildlife corridors
- An Urban Area Boundary is not an Urban Development Boundary

- Suggestion: take the Urban Area Boundary up to the park
- Significant development occurs outside of planning area boundary, such as on South Fork
- What does this mean in terms of service delivery (if an Urban Area Boundary is established)?
- Who will manage future development in Three Rivers
- Planning Commission
- County Staff
- Public Notice- 1) CEQA requirements 2) Public Hearings Notice
- Noticing adjacent property owners may not be enough- there are cases where development may affect entire community.
- Which newspaper publishes public notices?
- Notices need to be published in the local paper
- The Kaweah Commonwealth is a community newspaper, and it is delivered free to every home weekly
- Require public notices to be published in the Kaweah Commonwealth
- Commercial and light industry businesses have shut down in the community
- It is difficult to start businesses in the community
- We need to retain our existing commercial development
- Expand areas for Light Industrial development
- There are other needs, such as contractor yards or equipment storage areas that may not be appropriate as Commercial or as Light Industrial.
- Technology has changed industry, it is possible that there are some commercially zoned properties that may be adequate for light industrial development
- Is there adequate land supply in Three Rivers?
- The Community needs somewhere to put air in tires/ change a flat (service station)
- The Lions Roping Arena should be designated as recreational on the land use map
- The community needs to control growth and population
- The County subdivision standards for roads and driveways are often not compatible with community
- How was river floodway defined?
- State maps
- Floodway is too generalized- it needs to be applied at a parcel level
- Ensure site plan review isn't too restrictive
- Site plan review could work in Three Rivers
- Ensure that site plan review isn't too restrictive
- Is there a way to strengthen criteria for rural land use?
- Design guidelines would not work in Three Rivers
- There needs to be a way to standardize the development process, and give the public direction
- Include clustering of development, to provide for more open space

Public Safety

- Ensure consistent road names/numbering
- Need sequential addressing
- People self-assign addresses, and the numbering gets out of order
- The fire department is required to know how to get to every house in the community
- Residents can go to fire department and update the map
- A problem occurs when houses have to share addresses (only one address is provided per ingress/egress)

Transportation

- What are recommendations for improvements at Cherokee Oaks?
- What about bike lanes?
- Consider future connections to the park
- Consider stop lights (part of the Caltrans process)
- How does funding of road improvements occur?
- General tax (example)
- Three Rivers is a gateway community, and bears the burden of being located next to a National Park

Public Facilities

- Provide public access to restrooms
- The Sheriff's Department and the Fire Department are required to provide emergency services, it doesn't matter if development is located outside of an Urban Area Boundary

Natural Environment

- Protect the water as a feature of Kaweah River
- How far are we going to go to protect water quality in the river? This should be a priority.
- Oak Woodlands is a critical feature in Three Rivers
- When the dam is raised, water is going to back up. The Plan needs to recognize this.
- Is Slick Rock going to be removed?
- Where is public going to have access to recreation areas?
- According to the Army Corps of Engineers, there is no recreation money available in the dam project
- Raising the dam affects tourism, recreation, and businesses
- Establish a minimum pool (20,000 AC Feet) above silt level
- Ensure public access to lake (after dam is raised)
- The area has been designated as a pilot project for recreational land
- Intergovernmental Coordination is necessary on this project
- If there isn't adequate public access to the lake, it is very congested and dangerous at the access points